

Grove Road, Stratford-upon-Avon, CV37 6PB

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

## PLOT OF LAND IN STRATFORD TOWN CENTRE FOR SALE

This site is approx. 0.25 acres in size and is located within Stratford upon Avon and has residential development on three sides and an allotment to the North. There are several existing brick outbuildings and garages within the site. There is no planning permission on this site, however Sheldon Bosley Knight's Planning department understands the plot is located within a categorised settlement and is therefore a sustainable location for residential development in principle.

The site is not located within the West Midlands Green Belt or an AONB, however it is located within the Conservation Area and therefore care must be taken to ensure that any proposed development does not negatively impact the setting of the Conservation Area.

There are no listed buildings in or directly adjacent to the site, and it is in Flood Zone 1 (low probability) and is therefore not at risk of flooding.

(NB - the illustrated site is a combination of three separate titles WK528280, WK308572, WK521186)

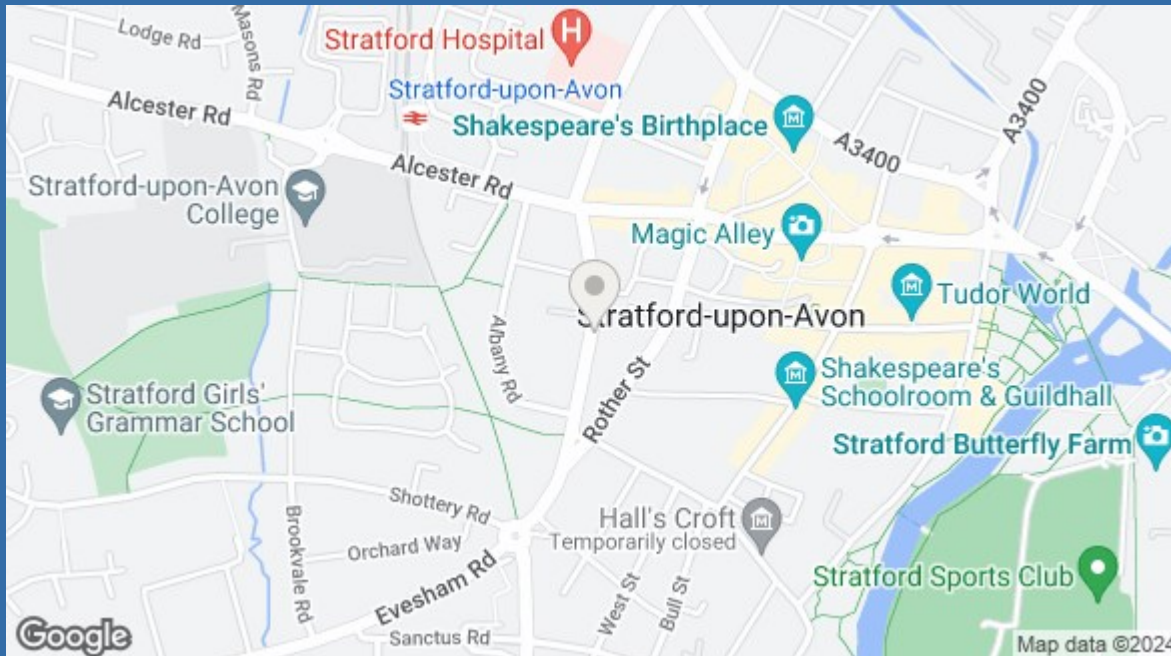
If you would like more information, please contact Sheldon Bosley Knight Land & New Homes.











# Key Features

- Approximately 0.25 acres
- Situated in the heart of Stratford Upon Avon town centre
- Access from Grove Road
- Currently a combination of existing brick outbuildings and garages
- Potential for residential development - STPP
- Freehold

**£375,000**

Tenure - Freehold

Local Authority - Stratford District Council